033.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	437,800 / 437,800
					USE VALUE:	437,800 / 437,800
					ASSESSED:	437,800 / 437,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHAEJBE VERNARD A ETAL/ TRS
Owner 2:	KEEFE/SHAEJBE FAMILY REVOCABLE
Owner 3:	TRUST
Street 1:	133 CONCORD ST
Street 2:	
Twn/City:	HAVERHILL
St/Prov:	MA Cntry: Own Occ: N
Postal:	01830 Type:

PREVIOUS OWNER

Owner 1:	SCHAEJBE VERNARD A -
Owner 2:	KEEFE MARY M -
Street 1:	41 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,539 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Clapboard Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2539.000	120,200		317,600	437,800
Total Card	0.058	120,200		317,600	437,800
Total Parcel	0.058	120,200		317,600	437,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.78 | /Parcel: 552.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22914

GIS Ref

GIS Ref

Insp Date 12/07/18

!2730!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	120,600	0	2,539.	317,500	438,100	438,100	Year End Roll	12/18/2019
2019	101	FV	96,700	0	2,539.	287,800	384,500	384,500	Year End Roll	1/3/2019
2018	101	FV	96,700	0	2,539.	272,900	369,600	369,600	Year End Roll	12/20/2017
2017	101	FV	96,700	0	2,539.	238,200	334,900	334,900	Year End Roll	1/3/2017
2016	101	FV	96,700	0	2,539.	203,400	300,100	300,100	Year End	1/4/2016
2015	101	FV	78,000	0	2,539.	188,500	266,500	266,500	Year End Roll	12/11/2014
2014	101	FV	78,000	0	2,539.	156,300	234,300	234,300	Year End Roll	12/16/2013
2013	101	FV	78,000	0	2,539.	148,900	226,900	226,900		12/13/2012

PRINT

Date	Time
12/10/20	18:05:17

LAST REV

Date	Time
12/03/20	10:24:11
jorourke	
2730	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHAEJBE VERNAR	73239-593	1	9/6/2019	Convenience	1	No	No		
SCHAEJBE VERNAR	72846-510	1	6/28/2019	Convenience	1	No	No		
SILVA MARY	29554-551		12/21/1998		105,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2012	561	Siding	3,900					

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2020	Mail Update	JO	Jenny O
12/7/2018	MEAS&NOTICE	CC	Chris C
2/24/2009	Meas/Inspect	163	PATRIOT
3/28/2000	Inspected	263	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2539		Sq. Ft.	Site		0	64.	1.95	3									317,550						317,600	

Total AC/HA:	0.05829	Total SF/SM:	2539	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	317,550	Spl Credit		Total:	317,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	5 - Asbestos	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.90192354
Adj $ / SQ:	121.760
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	174211
Depreciation:	54006
Depreciated Total:	120206

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

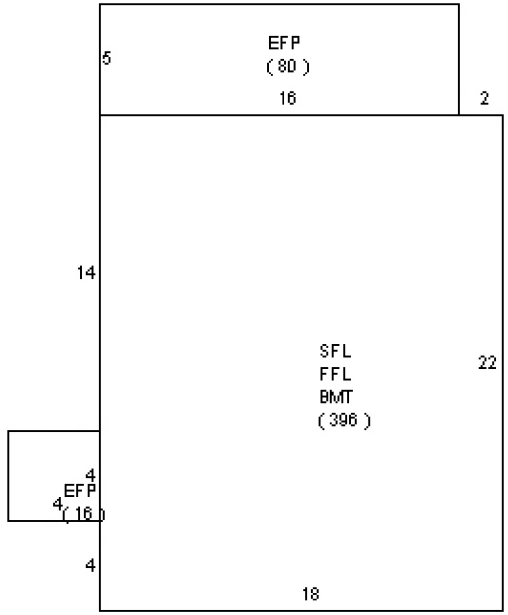
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	121.76
Special Features:	0	Val/Su Net:	93.61
Final Total:	120200	Val/Su SzAd	151.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	36.530	14,465
FFL	First Floor	396	121.760	48,217
SFL	Second Floor	396	121.760	48,217
EFP	Enclos Porch	96	50.130	4,813

Net Sketched Area:	1,284	Total:	115,712

Size Ad	792	Gross Are	1284	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	